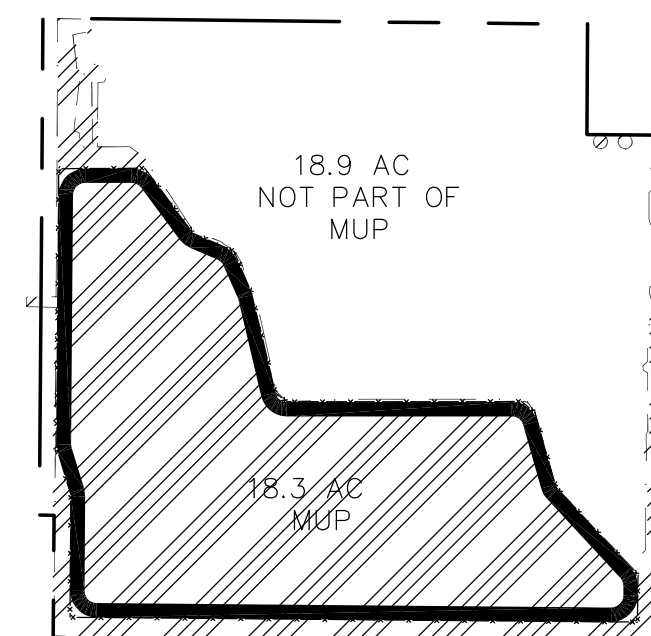
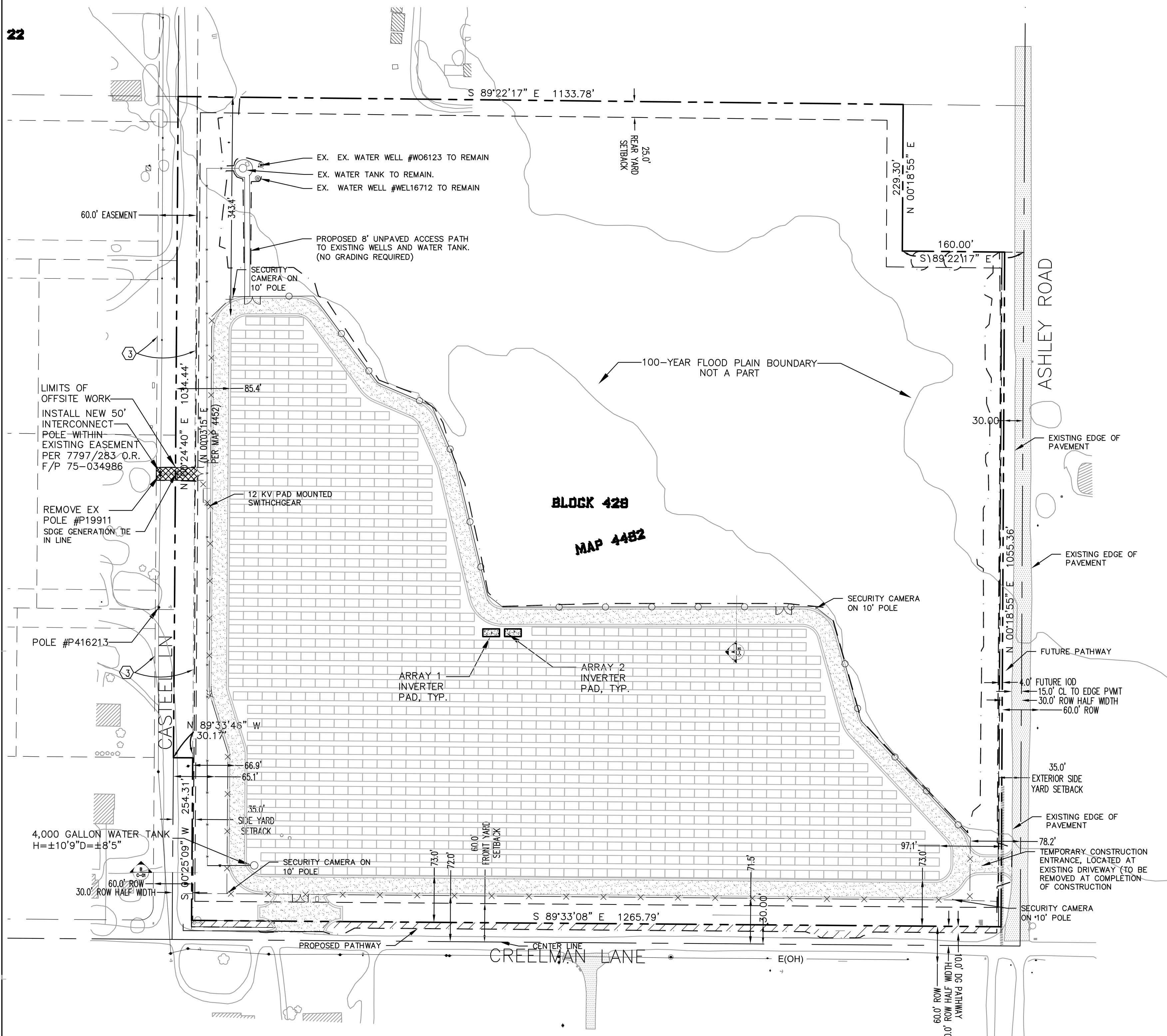


① TYPICAL SECTION - PERIMETER FIRE ACCESS ROAD

NTS

 MAJOR USE AREA

 30' FUEL MODIFICATION ZONE

LIMITS OF MAJOR USE PERMIT AREA & FUEL MODIFICATION ZONE

NOT TO SCALE

NOTES

1. GROSS AREA: 37.2 ACRES
2. MUP AREA: 18.3 ACRES
3. LOT COVERAGE: 19.5%; FAR: 0.005
4. TOPOGRAPHIC SOURCE: SIERRA SURVEYING, 2013
5. ASSOCIATED REQUESTS: NONE
6. THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING: CONSTRUCTION, OPERATION, AND MAINTENANCE OF UNMANNED PHOTOVOLTAIC SOLAR FACILITY PURSUANT TO SECTION 6952, OF THE SAN DIEGO COUNTY ZONING ORDINANCE.
7. PRELIMINARY GRADING PROPOSED. SEE PRELIMINARY GRADING PLAN. THIS PLAN IS PROVIDED TO ALLOW FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN THEREON, AND AGREES TO OBTAIN VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY, IF REQUIRED.
8. ALL PROPOSED STRUCTURES TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (CONCRETE, BLOCK, METAL) OR SIMILAR.
9. LIGHTING FOR MAINTENANCE AND SECURITY PROPOSES ONLY, SHIELDED AND MOTION SENSOR LIGHTING LOCATED AT GATES AND SHALL CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS.
10. THE PROPOSED PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
11. ALL DISTURBED AREAS WILL BE COVERED WITH PERMEABLE DUST / EROSION CONTROL AGENT.
12. NO PUBLIC SIGNAGE PROPOSED, ONLY SMALL DIRECTIONAL AND SAFETY SIGNAGE ARE PROPOSED ONSITE.
13. ALL EXISTING STRUCTURES TO REMAIN.
14. THE SOLAR RELATED FACILITIES (PANELS, RACKING, ELECTRICAL CONNECTIONS, INVERTER STRUCTURES, FENCING AND INTERNAL ACCESS, ETC.) SHOWN ON THIS PLOT PLAN MAY BE RELOCATED, RECONFIGURED, AND / OR RESIZED WITHIN THE SOLAR FACILITY DEVELOPMENT AREA WITH THE ADMINISTRATIVE APPROVAL OF THE DIRECTOR OF PSD WHEN FOUND IN CONFORMANCE WITH THE INTENT AND CONDITIONS OF PERMIT'S APPROVAL.
15. WATER DISTRICT: RAMONA MUNICIPAL WATER DISTRICT
16. FIRE DISTRICT: RAMONA FIRE PROTECTION DISTRICT
17. GENERAL PLAN: PUBLIC SEMI-PUBLIC LANDS
18. POINT OF INTERCONNECT -- CASTELL LANE ROW/ROAD PURPOSES AND UTILITY LINE EASEMENT
19. SEE PRELIMINARY GRADING PLAN SHEET C-02 FOR DIRECT SECTIONS
20. THE TEMPORARY PRIVACY SCREEN LANDSCAPE FABRIC WILL BE PLACED ALONG THE OUTSIDE PERIMETER OF THE CHAIN LINK FENCE AND WILL BE REMOVED AFTER THE 5 YEAR LANDSCAPE ESTABLISHMENT PERIOD.
21. COLOR OF INVERTER WILL BE NON-REFLECTIVE FLAT WHITE, SWITCHGEAR WILL BE A LIGHT EARTH TONE AND THE WATER TANK WILL BE DARK GREEN.
22. SECURITY CAMERAS WILL BE SHIELDED FROM VIEW AND WILL BE ANGLED TO ONLY MONITOR THE PROPERTY TO THE SITE BOUNDARY
23. ALL EXISTING PALMS ON PROPERTY WILL BE REMOVED.
24. SLATS (GREEN PLASTIC) WILL BE PLACED ALONG THE NORTHERN CHAIN-LINK FENCE AND WILL REMAIN FOR THE LIFE OF THE FACILITY.
25. SOLAR PANELS WILL HAVE AN ANTI-REFLECTIVE COATING.
26. BERMS HAVE BEEN ADDED ALONG GREELMAN LANE FOR ADDITIONAL SCREENING OF THE PROPERTY. REFER TO SHEET C-02 PRELIMINARY GRADING PLAN FOR BERM PLACEMENT.

ASSESSOR PARCEL NUMBER

284-340-35 = 37.2 GROSS ACRES

GENERAL NOTES

THE CONTRACTOR SHALL ARRANGE FOR A PRIVATE UNDERGROUND UTILITY LOCATOR PRIOR TO EXCAVATION AND SHALL ARRANGE FOR AND COORDINATE SHUT DOWN, DISCONNECTION AND CAPPING OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNERS PRIOR TO COMMENCING THE WORK.

GRADING QUANTITIES

INCLUDES ONSITE AND OFFSITE WORK
CUT 2608 CY FILL 2608 CY IMPORT 0 CY

OFFSITE WORK ONLY CUT 0 CY FILL 210 CY IMPORT
FROM MUP AREA 210 CY

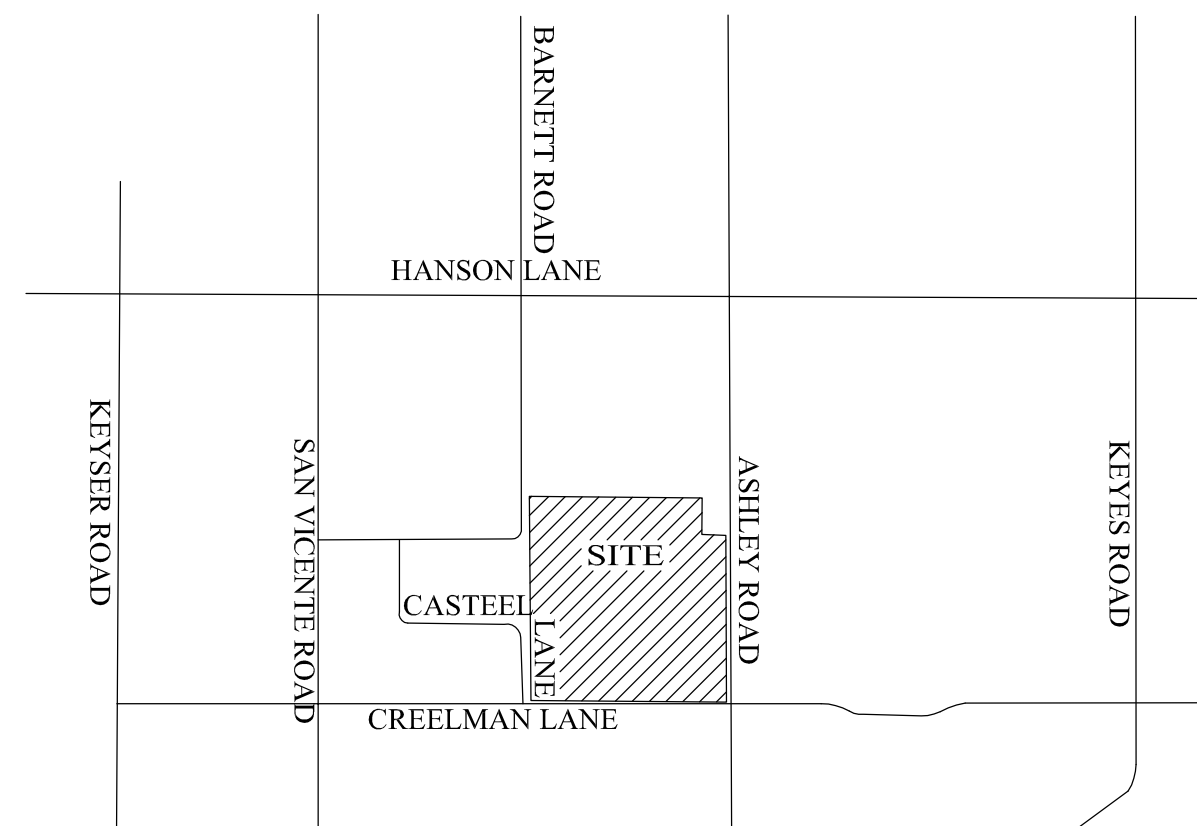
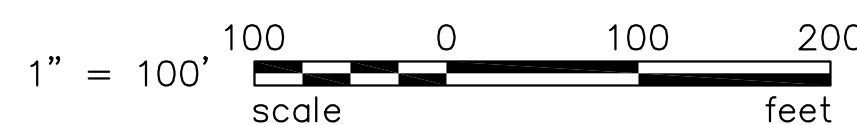
ZONING

USE REGULATIONS		A70
NEIGHBORHOOD REGULATIONS		M
DEVELOPMENT REGULATIONS	DENSITY	—
	LOT SIZE	4AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	—
	FLOOR AREA RATIO	—
	HEIGHT	G
	LOT COVERAGE	—
	SETBACK	C
OPEN SPACE		—
SPECIAL AREA AND REGULATIONS		D2.POR F

EXISTING EASEMENTS*

#	DESCRIPTION	DISPOSITION
3	ROAD PURPOSES AND UTILITY LINES	TO REMAIN

* BASED ON DATA FROM PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY DATED APRIL 18, 2013.



VICINITY MAP

(T.B. 1172-H2)
N.T.S.

LEGEND

DESCRIPTION	SYMBOL
EXISTING ASPHALT ROAD	
PROPOSED CONCRETE INVERT PAD	
PROPOSED 24' DG FIRE ACCESS ROAD	
ALL WEATHER	
PROPOSED PATHWAY	
PROPOSED 8' CHAIN LINK FENCE WITH TEMP. PRIVACY SCREEN LANDSCAPE FABRIC	_____ X _____
PROPOSED 8' CHAIN LINK FENCE WITH PERMANENT GREEN PLASTIC SLATS	_____ ○ _____
EXISTING FENCE	_____ _ _ _ _
16 MODULE SUB ARRAY PANEL SHADE STRUCTURE	
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WELL (2)	
EXISTING PROPERTY LINE	_____ - - - -
EXISTING EASEMENT	_____ - - - -
MUP LIMITS	_____ _ _ _ _
BUILDING SET BACK LINE	_____ - - - -
EXISTING OVERHEAD POWER	_____ E(OH) _____
PROPOSED UNDERGROUND INTERCONNECT LINE	_____ E _____
PROPOSED 3' FIELD FENCE	_____ _ _ _ _
DOUBLE ACCESS GATE	
PROPOSED WATER LINE	_____ W _____
EXISTING WATER LINE (APPROX. LOCATION)	_____ W _____
RELINQUISH ACCESS RIGHTS	

APPLICANT

INDEPENDENT ENERGY SOLUTIONS, INC.
1090 JOSHUA WAY
VISTA, CA 92081
CONTACT: ERIC JOHNSTON
760-752-9706

OWNER

SAN DIEGO GAS & ELECTRIC
8315 CENTURY PARK COURT
SAN DIEGO, CA 92123
CONTACT: JOE FRANI
858-654-8731





SHEET INDEX

C-01 - TITLE SHEET/PLOT PLAN
C-02 - PRELIMINARY GRADING PLAN
C-03 - COUNTY CONDITION NOTES
C-04 - ELEVATIONS AND SECTIONS
C-05 - ELEVATIONS AND SECTIONS



10525 Vista Sorrento Parkway, Suite 350
San Diego, California 92121-2745
(858) 500-4500 Fax: (858) 500-4501

COUNTY PROJECT NUMBER: PDS2014-MUP-14-013

Drawn by	ES	No.	DATE	BY	REMARKS
Checked by	MM		08/18/14	MM	COUNTY COMMENTS
Date	03/07/14		03/13/15	MM	COUNTY COMMENTS
Commission No.			05/15/15	MM	COUNTY COMMENTS
					

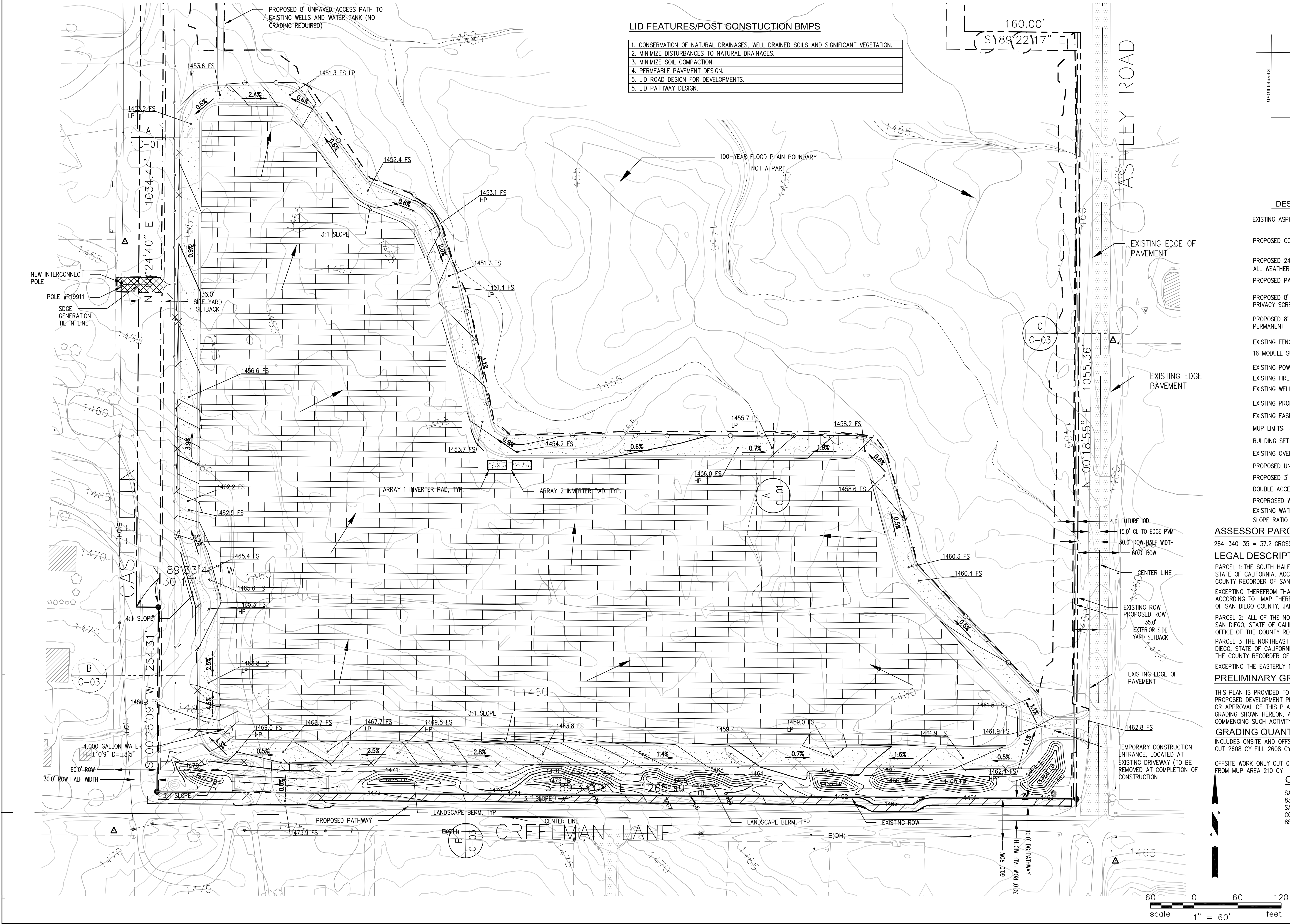
IES/SDG&E SOLAR ENERGY PROJECT - RAMONA

TITLE SHEET/PLOT PLAN

Sheet Number

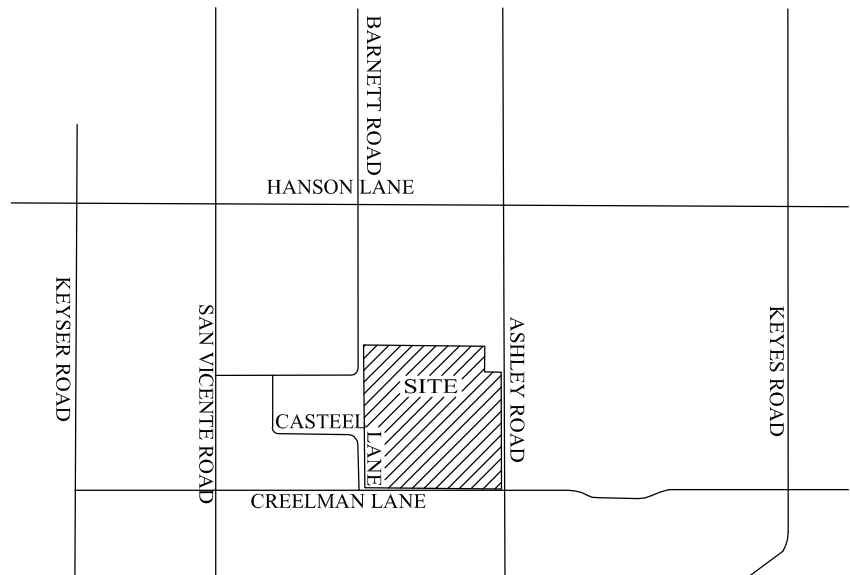
C-01

1 Of 5



LID FEATURES/POST CONSTRUCTION BMPs

- 1. CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS AND SIGNIFICANT VEGETATION.
- 2. MINIMIZE DISTURBANCES TO NATURAL DRAINAGES.
- 3. MINIMIZE SOIL COMPACTION.
- 4. PERMEABLE PAVEMENT DESIGN.
- 5. LID ROAD DESIGN FOR DEVELOPMENTS.
- 5. LID PATHWAY DESIGN.



VICINITY MAP

(T.B. 1172-H2)

N.T.S.

LEGEND

DESCRIPTION	SYMBOL
EXISTING ASPHALT ROAD	
PROPOSED CONCRETE INVERTER PAD	
PROPOSED 24' DG FIRE ACCESS ROAD ALL WEATHER	
PROPOSED PATHWAY	
PROPOSED 8' CHAIN LINK FENCE WITH TEMP. PRIVACY SCREEN LANDSCAPE FABRIC	
PROPOSED 8' CHAIN LINK FENCE WITH PERMANENT GREEN PLASTIC SLATS	
EXISTING FENCE	
16 MODULE SUB ARRAY PANEL SHADE STRUCTURE	
EXISTING POWER POLE	
EXISTING FIRE HYDRANT	
EXISTING WELL (2)	
EXISTING PROPERTY LINE	
EXISTING EASEMENT	
MUP LIMITS	
BUILDING SET BACK LINE	
EXISTING OVERHEAD POWER	
PROPOSED UNDERGROUND INTERCONNECT LINE	
PROPOSED 3' FIELD FENCE	
DOUBLE ACCESS GATE	
PROPOSED WATER LINE	
EXISTING WATER LINE (APPROX. LOCATION)	
SLOPE RATIO FILL AND CUT 3:1 MAX	

ASSESSOR PARCEL NUMBER

284-340-35 = 37.2 GROSS ACRES

LEGAL DESCRIPTION

PARCEL 1: THE SOUTH HALF OF BLOCK 429, OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 644 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SAN VICENTE GARDENS UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 4452, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 27, 1960.

PARCEL 2: ALL OF THE NORTHWEST QUARTER OF BLOCK 429 OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 644, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

PARCEL 3 THE NORTHEAST QUARTER OF BLOCK 429 OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 644, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.

EXCEPTING THE EASTERLY 190 FEET OF THE NORTHERLY 229.3 FEET THEREOF.

PRELIMINARY GRADING PLAN NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

GRADING QUANTITIES

INCLUDES ONSITE AND OFFSITE WORK

CUT 2608 CY FILL 2608 CY IMPORT 0 CY

OFFSITE WORK ONLY CUT 0 CY FILL 210 CY IMPORT FROM MUP AREA 210 CY

APPLICANT

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OWNER

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SAN DIEGO, CA 92123

CONTACT: JOE FRANI

858-654-8731

ENGINEER

BERGERABAM

10525 VISTA SORRENTO PARKWAY

SUITE 350

SAN DIEGO, CA 92121

CONTACT: BILL LUND

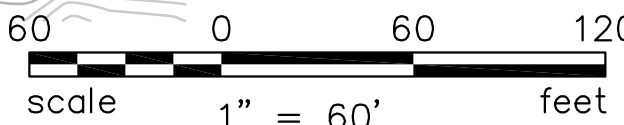
858-500-4500



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IES/SDG&E SOLAR ENERGY PROJECT - RAMONA
PRELIMINARY GRADING PLAN

Sheet Number

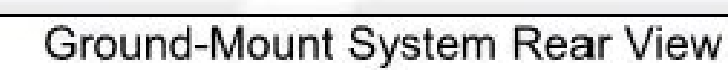
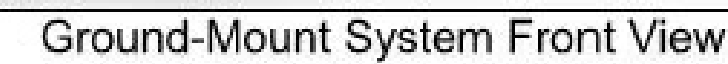
C-02

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BergerABAM

10525 Vista Sorrento Parkway, Suite 350
 San Diego, California 92121-2745
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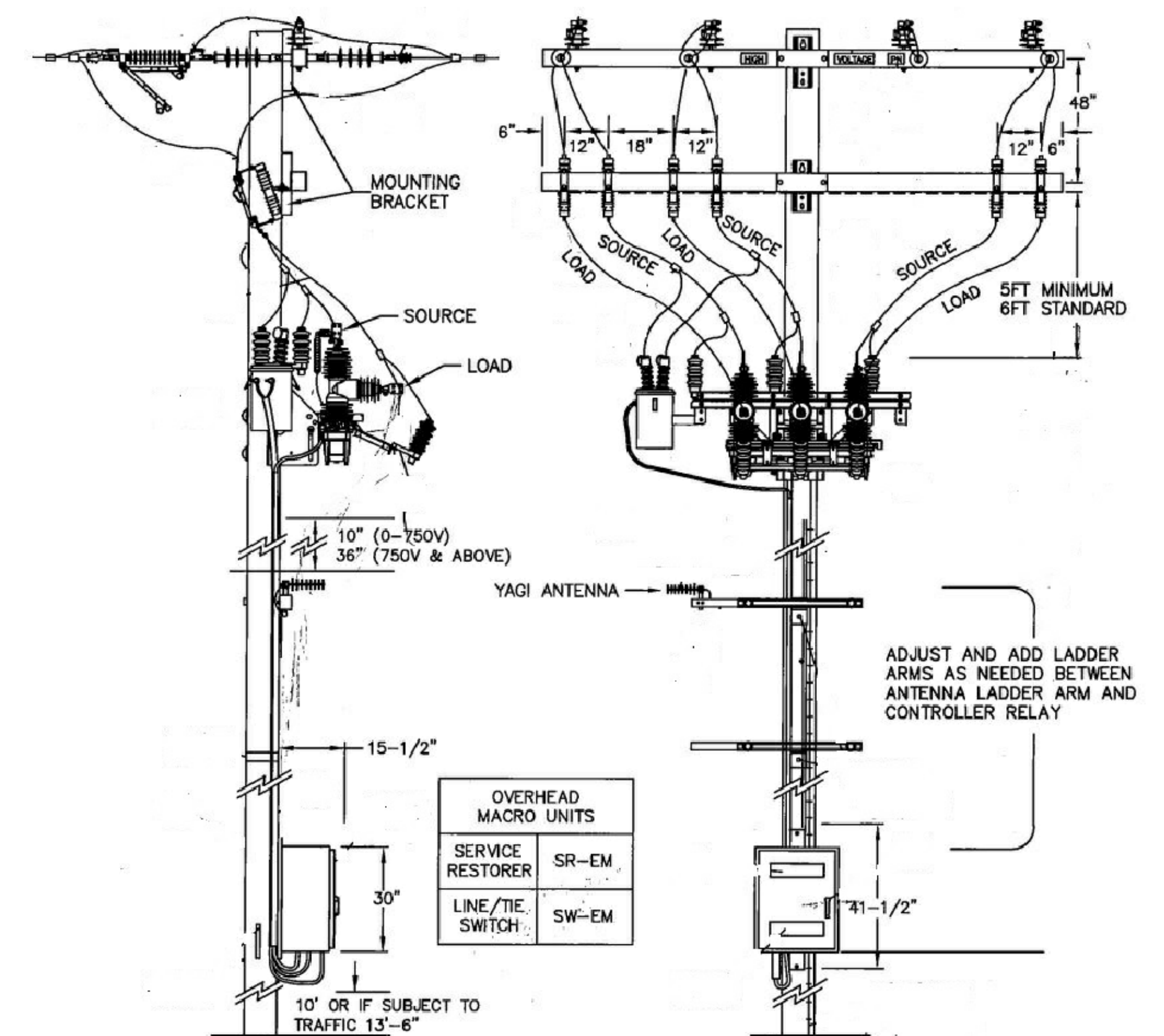


TYPICAL ELEVATION GROUND MOUNT SYSTEM



A white, dome-shaped security camera is mounted on a silver metal pole. A black cable runs from the camera down the pole. The camera is angled slightly to the right. The background is plain white.

TYPICAL ELEVATION SECURITY CAMERA

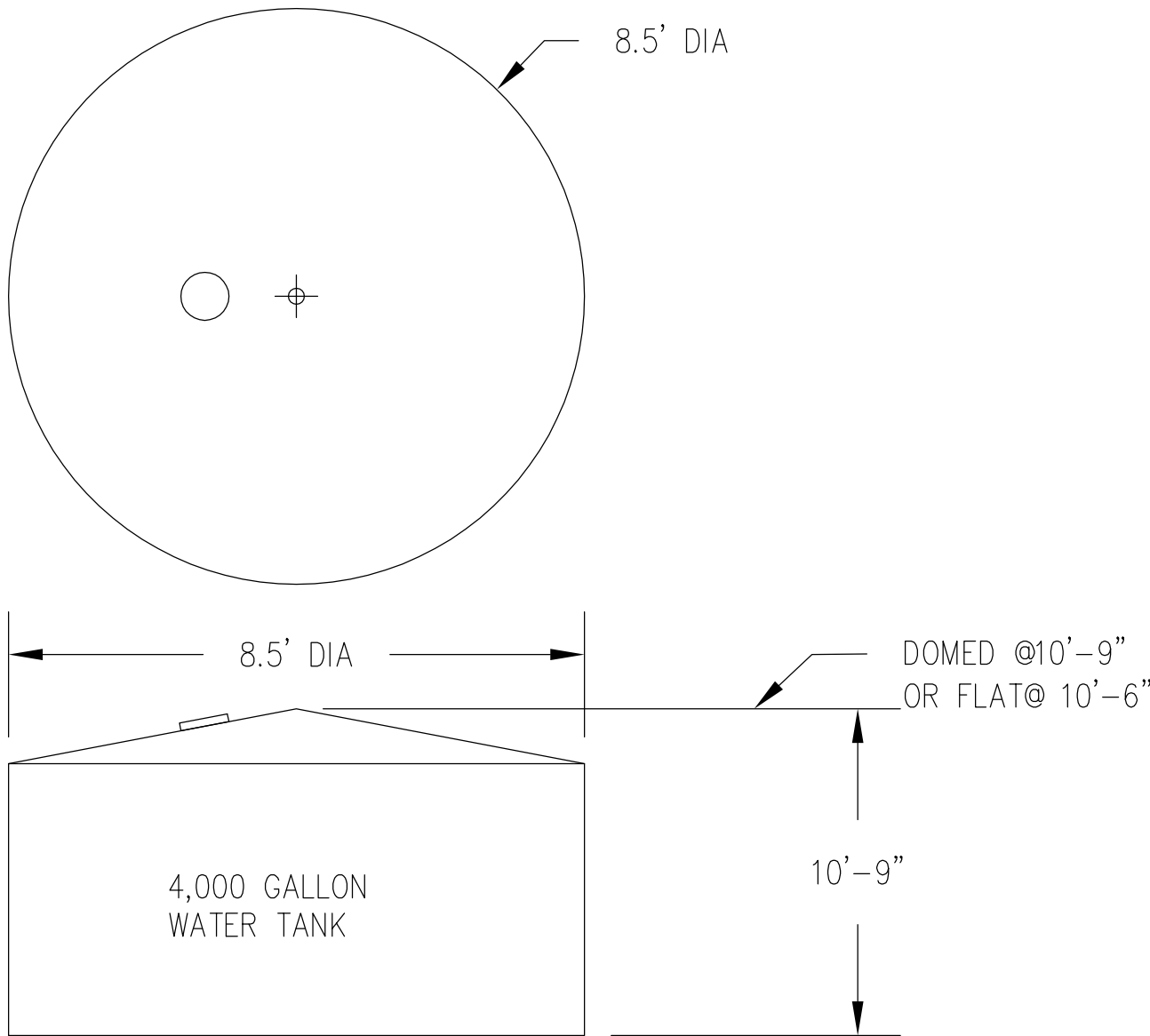


TYPICAL ELEVATION 50' INTERCONNECT POLE

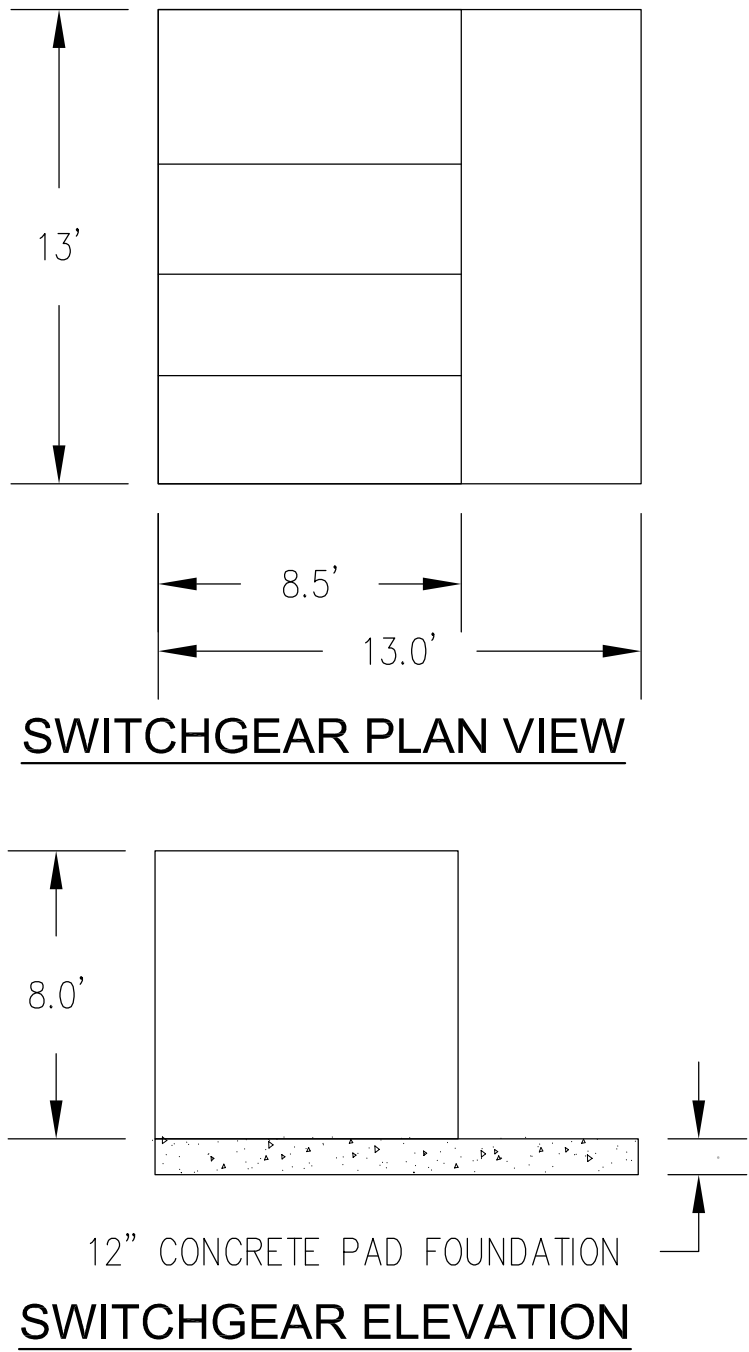




SIMILAR STEEL WATER TANK PAINTED

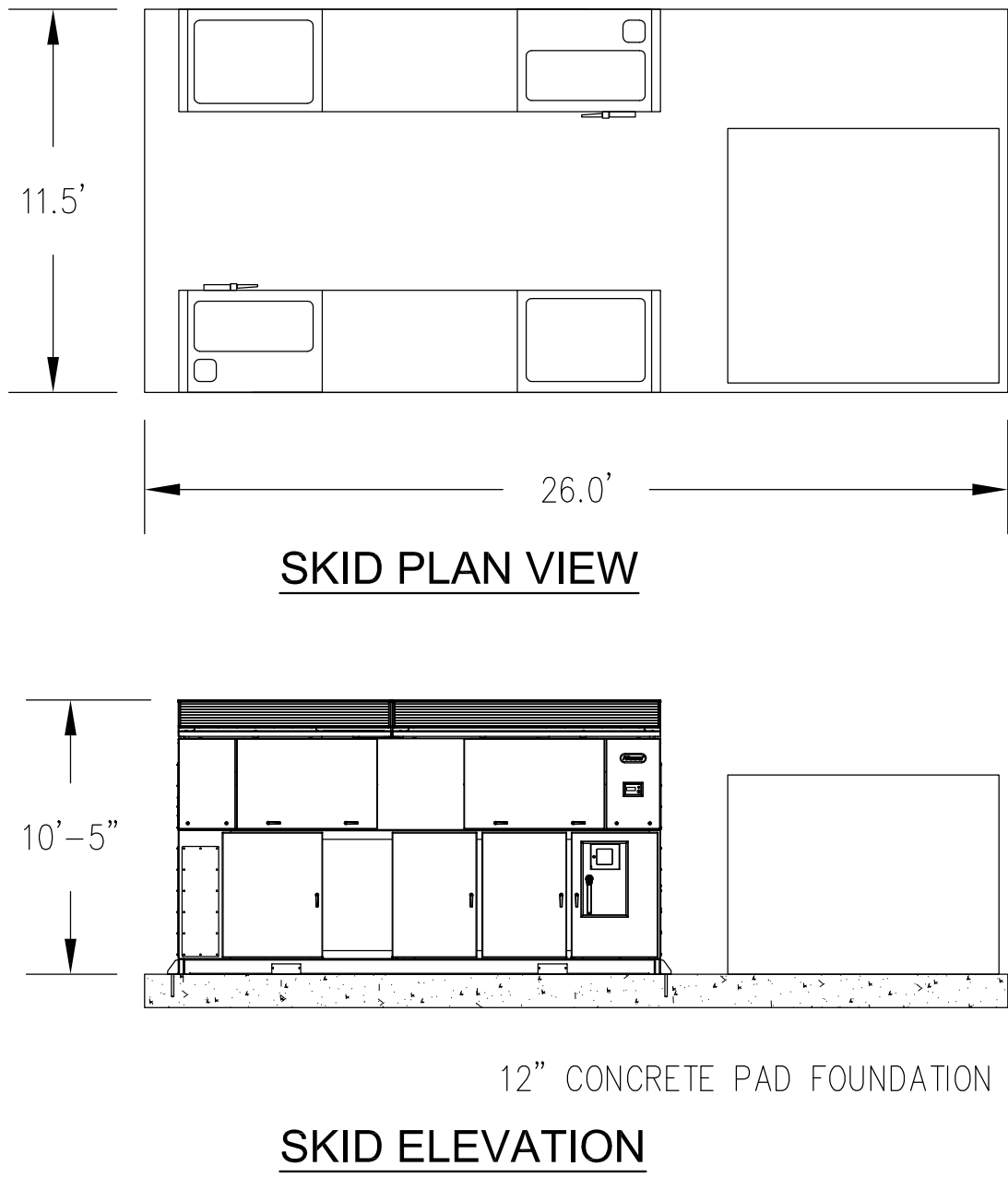


WATER TANK ELEVATION



SWITCHGEAR PLAN VIEW

SWITCHGEAR ELEVATION

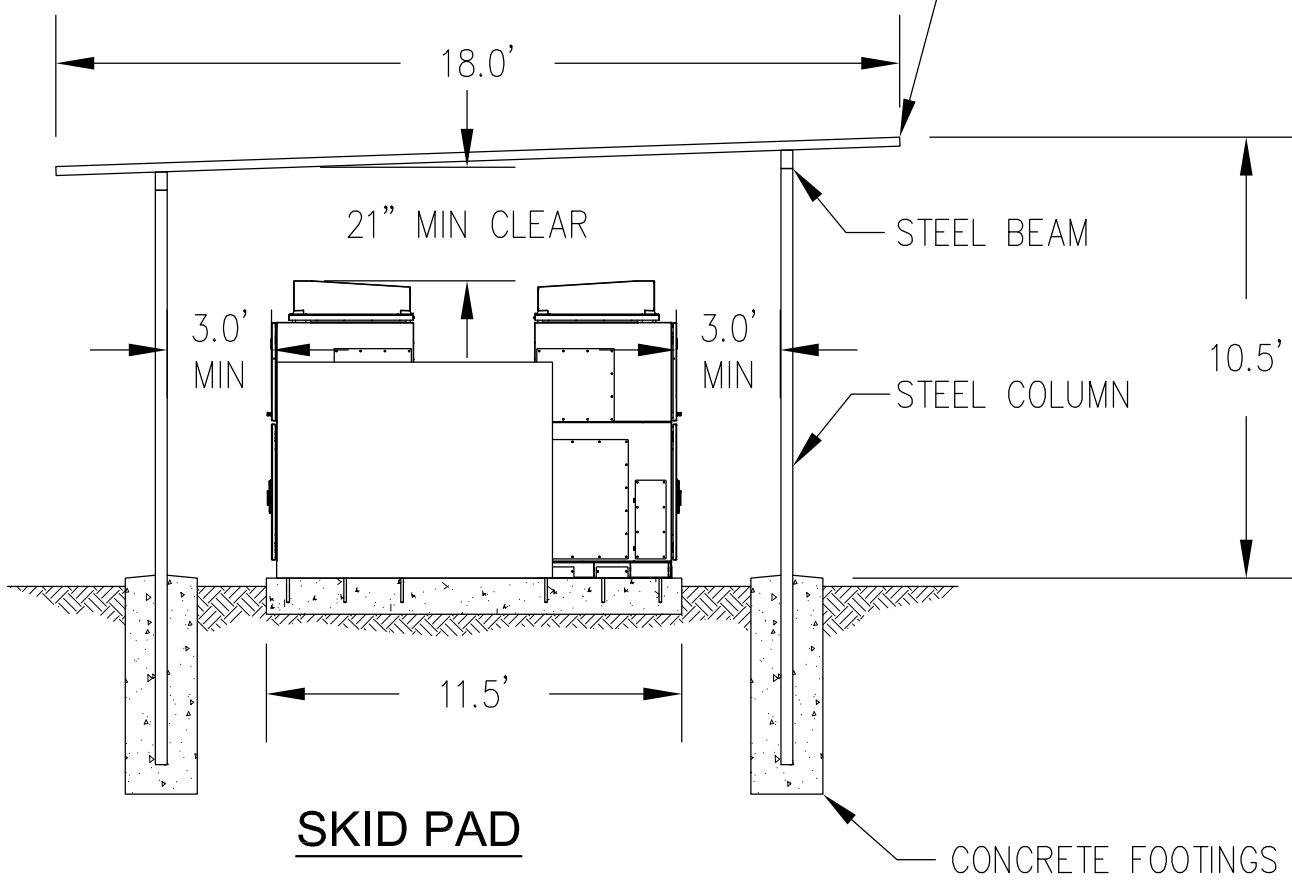


SKID PLAN VIEW

SKID ELEVATION



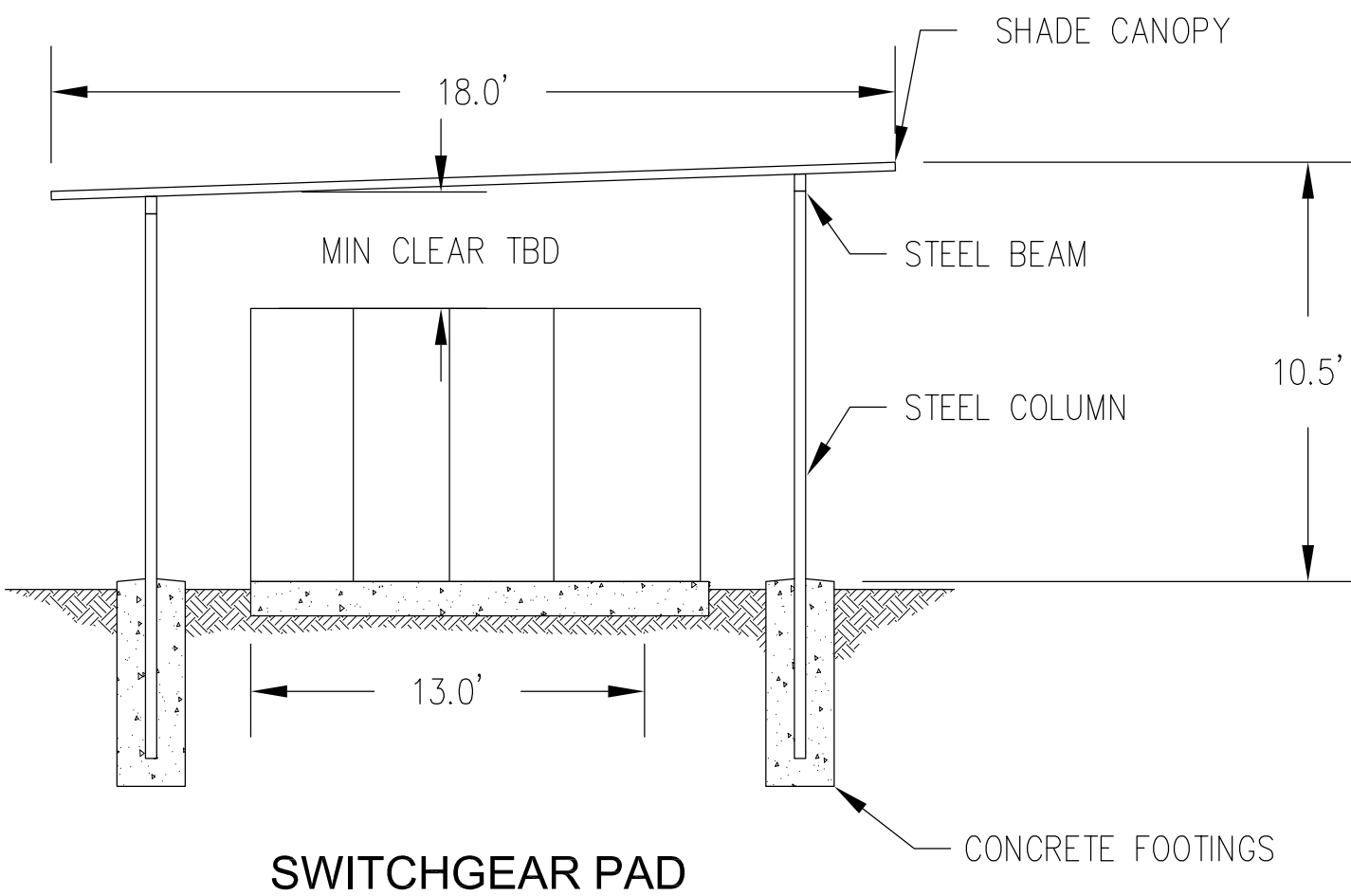
EXAMPLE OF SIMILAR SKID



SKID PAD



EXAMPLE SIMILAR SWITCHGEAR



SWITCHGEAR PAD



BergerABAM
10525 Vista Sorrento Parkway, Suite 350
San Diego, California 92121-2745
(858) 500-4500 Fax: (858) 500-4501

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Commission No.		Δ	05/15/15	MM	COUNTY COMMENTS
		Δ			

IES/SDG&E SOLAR ENERGY PROJECT - RAMONA
ELEVATIONS AND SECTIONS

Sheet Number
C-05
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